

★ DN3 1QR

INDUSTRIAL

Lake Enterprise Park, Kirk Sandall Industrial Estate, Kirk Sandall, Doncaster

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INDUSTRIAL



- Well established business location
- Situated close to junction 4 of M18 with excellent links to M180, A1 (M) & M1
- Unit sizes range between 47 – 136 sq.m. (505 – 1,462 sq ft)
- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available
- Arrange a viewing today



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Units To Let on flexible terms

SIZES FROM

505 – 1,462 sq.ft

47 – 136 sq.m

Over 200 locations throughout the Midlands and the North

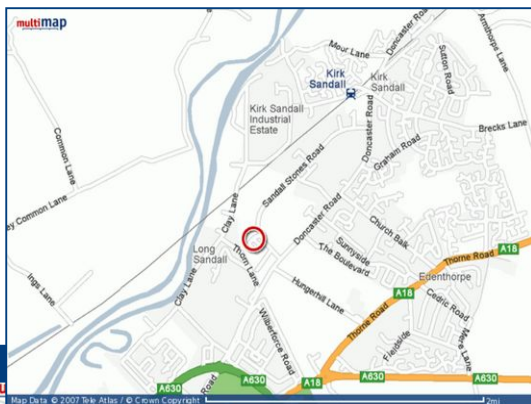
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JONES**
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0113 245 6787
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Location

The subject estate is part of the well established Kirk Sandall Industrial Estate and is accessed off Sandall Stones Road. Situated approximately four miles to the North East of Doncaster Town Centre with ready access to Junction 4 of the M18 at a journey distance of approximately three miles. The M18 also provides excellent communication links to the M180 to the North and the A1(M) and M1 motorways to the South. The newly opened Doncaster Sheffield Robin Hood Airport is approximately ten miles to the South.



Description

The units comprise single storey workshop premises designed specifically for industrial purposes. They are arranged in a series of terraces to provide shared circulation space, with each unit benefiting from loading and staff/customer car parking. A range of smaller sized units are available which can accommodate a wide variety of uses.

Specification

- The units are constructed of brick under a pitched insulated roof
- Reinforced concrete floors
- Loading access doors
- 3 phase electricity supply/capability
- WC, hand basin with water heater
- Mains electricity, water, gas and drainage supplies are connected to the premises
- Unit sizes range between 47 - 136 sq.m. (505 - 1,462 sq.ft.)

Tenancy Terms

- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available
- Rent Payable monthly in advance by Direct Debit
- Rent quoted on tenancy agreement includes cost of maintenance charges and building insurance
- The Principal Rent is subject to fixed annual increases not exceeding 3%
- Rent Deposit & first months rent payable on commencement of the tenancy
- Administration Fee of £100 + VAT
- For more information and advice on rates payable contact Doncaster Council on 01302 734454
- Arrange a viewing today

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